



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-100555-25

In the matter of: Unit 3, 185 Symons Street
Toronto ON M8V1V1

Between: Janna Askerova
Mikhail Chebotarev Landlords

And

Justin Greco Tenant

Janna Askerova and Mikhail Chebotarev (the 'Landlords') applied for an order to terminate the tenancy and evict Justin Greco (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 10, 2026.

The former named Landlord, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant shall pay the Landlords \$2,986.00 for rent arrears owed up to February 28, 2026, inclusive of the cost to file the application.
2. The Tenant shall pay the amount in paragraph 1 as follows:
 - a) \$300.00 by March 1, 2026;
 - b) \$300.00 by April 1, 2026;
 - c) \$300.00 by May 1, 2026;
 - d) \$300.00 by June 1, 2026;
 - e) \$300.00 by July 1, 2026;
 - f) \$300.00 by August 1, 2026;
 - g) \$300.00 by September 1, 2026;
 - h) \$300.00 by October 1, 2026;
 - i) \$300.00 by November 1, 2026; and
 - j) \$286.00 on December 1, 2026.
3. The Tenant shall also pay their lawful rent on time and in full from March 1, 2026 to December 31, 2026, or until rent arrears are paid in full, which ever comes first.

4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenant.

February 18, 2026

Date Issued

Vishal Nanda

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.